

BOARD MEETING AGENDA

Wednesday, April 19, 2023

12:00 – 12:30 p.m.

Marpac Construction LLC

1225 S Weller St #500

Seattle, WA 98144



The Board Meeting concludes at 12:30, at which point the board will transition to a board retreat where board members will have discussion but take no action.

12:00	Action	1. Call to Order – Cindy Ju Agenda Approval Public Comment – <i>public may sign up to address the board for up to 2 minutes on matters on this agenda</i>
12:05	Action / Approval	2. Consent Agenda <ul style="list-style-type: none"> • Approve March Meeting Minutes • Accept March Expenditure Reports • Accept Q1 2023 Management Reports • Approve April Concurrence Requests
12:10	Discussion	3. Discussion <ul style="list-style-type: none"> • New Board Members – Cindy Ju • 2023 Fundraiser – Joseph Guanlao/Jamie Lee • Sound Transit – Tiernan Martin/Jared Jonson • 13th & Fir Family Housing- Jared Jonson
12:30	Action	4. Adjourn – Cindy Ju

**Dinner & board mtg in September*

****Executive sessions may be held:**

- | | |
|--|---|
| <input type="checkbox"/> Lease or purchase of real estate if there's a likelihood that disclosure would increase the price | <input type="checkbox"/> Consideration of the minimum offering price for sale or lease of real estate if there's a likelihood that disclosure would decrease the price. |
| <input type="checkbox"/> Negotiations on the performance of a publicly bid contract | <input type="checkbox"/> Complaints or charges brought against a public officer or employee |
| <input type="checkbox"/> Qualifications of an application for public employment | <input type="checkbox"/> Performance of a public employee |
| <input type="checkbox"/> Agency enforcement actions (requires legal counsel present) | <input type="checkbox"/> Current or potential litigation (requires legal counsel present) |
| <input type="checkbox"/> Legal risks of current or proposed action (requires presence of legal counsel) | |

The mission of the Seattle Chinatown International District Preservation and Development Authority (SCIDpda) is to *preserve, promote, and develop the Seattle Chinatown International District as a vibrant community and unique ethnic neighborhood.*

Resolution 23-04-19-01

RESOLUTION OF SEATTLE CHINATOWN INTERNATIONAL DISTRICT PRESERVATION AND DEVELOPMENT AUTHORITY

We, the Board of the Seattle Chinatown International District Preservation and Development Authority, via consent agenda:

- Approve March Meeting Minutes
- Accept March Expenditure Reports
- Accept Q1 2023 Management Reports
- Approve April Concurrence Requests

Board President

Date

Board Secretary

Date

SCIDpda Board Meeting Minutes

March 21, 2023

Virtual:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_YTIINGIxZTctNDQ1My00ZDdhLTkzYmMtMGVmY2Y3OGNmMzhi%40thread.v2/0?context=%7b%22Tid%22%3a%220a5376b2-b919-40e2-bfa3-b4b75fda823f%22%2c%22Oid%22%3a%224f089a85-c857-4d1d-8012-16100951d81a%22%7d

Meeting ID: 259 652 436 554

Passcode: ScQSiD

The March 2023 SCIDpda board meeting was hosted virtually via a Zoom conference.

Board Present (via Phone Conference Call-in): Tiernan Martin, Wayne Lau, Lisa Nitze, Myron Ramirez, Aileen Balahadia, Mindy Au, Elliot Sun, Cindy Ju, May Wu, Kevin Cao

Staff Present: Jamie Lee, Jared Jonson, Jody McCorkle, Joseph Guanlao, Janet Smith

1. Call to Order

The meeting was called to order by Cindy Ju, Board Chair, at 5:32 PM.

Public Comment – public may sign up to address the board for up to 2 minutes on matters on this agenda. No public comments were submitted to the board.

2. Consent Agenda Resolution

Resolution 23-02-22-01: We, the Board of the Seattle Chinatown International District Preservation and Development Authority Board, via consent agenda:

Approve February Meeting Minutes
Approve February Expenditure Reports
Approve March Concurrence Requests

Moved: Mindy Au

Seconded: Tiernan Martin

Board Approved: Tiernan Martin, Wayne Lau, Lisa Nitze, Myron Ramirez, Aileen Balahadia, Mindy Au, Elliot Sun, Cindy Ju, May Wu, Kevin Cao

Abstained: 0

Absent: 2

Resolution was approved.

3. Staff Updates

- **RED updates – Jared Jonson and Jamie Lee**
 - Jared Jonson a pre-leasing update for 13th & Fir FAMILY HOUSING and answered board questions. Jamie Lee provided a progress update on North Lot construction.

4. Board Business

Committee Updates

- **CI Committee – Myron Ramirez**

Myron, Lisa, and Joseph solicited the board on fundraising strategies. The board discussed.
- **Sound Transit Ad Hoc Committee – Tiernan Martin**

Tiernan and Jared explained the options that Sound Transit's board will vote on March 23, and that among the available options SCIDpda's position was for the project to move on the 4th Avenue option.
- **Board Recruitment – Cindy Ju**

Resolution 22-03-21-02: We, the Seattle Chinatown International District Preservation and Development Authority Board of Directors, elect the following to the Board of Directors:

Regina Wang
Samuel Lee

Moved: Wayne Lau
Seconded: Mindy Au

Board Approved: Tiernan Martin, Wayne Lau, Lisa Nitze, Myron Ramirez, Aileen Balahadia, Mindy Au, Elliot Sun, Cindy Ju, May Wu, Kevin Cao

Abstained: 0
Absent: 2

Resolution was approved.

- **Board Retreat – Cindy Ju**

Cindy explained that a board retreat was getting scheduled for April 19.

5. Adjourn

The meeting was adjourned by Cindy Ju, Board Chair, at 6:34 p.m.

Seattle Chinatown International District Preservation and Development Authority
409 Maynard Ave S, Ste P2
Seattle, WA 98114

Expenditure Certification Memorandum

DATE: **03/31/2023**
TO: **Board of Directors**
FROM: **Jody McCorkle, Director of Finance**
RE: **March 2023 Expenditure Certification**

I, Jody McCorkle, do hereby certify that the materials have been furnished, the services rendered or the labor performed herein; that the claims represented by the vouchers listed below were just obligations of the SCIDpda; and that I am authorized to authenticate and certify said claims.

Jody McCorkle, Director of Finance

Computer Run Checks	General Checking	2075	to	2086	\$	46,342.14
Electronic Funds Transfers	General Checking		eft		\$	12,317.35
				Bush Hotel Commercial	\$	58,659.49
Computer Run Checks	General Checking	1862	to	1871	\$	34,049.82
				Bush Hotel Condo	\$	34,049.82
Electronic Funds Transfers	General Checking		eft		\$	5,100.00
				Bush Hotel QalicB	\$	5,100.00
Computer Run Checks	General Checking	1485	to	1503	\$	41,238.37
Electronic Funds Transfers	General Checking		eft		\$	16,825.99
				Bush Hotel Residential	\$	58,064.36
Electronic Funds Transfers	General Checking		eft		\$	5.00
				CIDpda	\$	5.00
Computer Run Checks	General Checking	4087	to	4108	\$	67,094.90
Electronic Funds Transfers	General Checking		eft		\$	32,541.62
				DVA	\$	99,636.52
Electronic Funds Transfers	General Checking		eft		\$	256.18
				Hinghay	\$	256.18
Computer Run Checks	General Checking	1073	to	1087	\$	67,914.54
Electronic Funds Transfers	General Checking		eft		\$	15.00
				IDVS1 Commercial	\$	67,929.54
Computer Run Checks	General Checking	416	to	423	\$	32,303.61
				IDVS2 Condo	\$	32,303.61

Computer Run Checks	General Checking	599	to	610	\$	30,258.57
					IDVS2 Library & Parking	\$ 30,258.57
Computer Run Checks	General Checking	738	to	745	\$	10,584.34
Electronic Funds Transfers	General Checking		eft		\$	5,006.80
					IDVS2 Commercial	\$ 15,591.14
Computer Run Checks	General Checking	115		125	\$	209,569.73
Electronic Funds Transfers	General Checking		eft		\$	3,426,368.33
					Lot on the Hill	\$ 3,635,938.06
Computer Run Checks	General Checking	1187	to	1202	\$	31,737.00
					New Central Commercial	\$ 31,737.00
Computer Run Checks	General Checking	303	to	303	\$	5,262.53
Electronic Funds Transfers	General Checking		eft		\$	17,368.30
					New Central Hotel	\$ 22,630.83
Computer Run Checks	General Checking	1387	to	1405	\$	48,452.36
					New Central Residential	\$ 48,452.36
Computer Run Checks	General Checking	3695	to	3750	\$	122,150.46
Electronic Funds Transfers	General Checking		eft		\$	2,258.23
EFTs for Payroll	General Checking		03/09/23 & 03/23/23		\$	177,536.13
Electronic Funds Transfers	LGIP		eft		\$	7.26
					SCIDpda	\$ 301,952.08
						\$ 4,442,564.56

The above checks and electronic fund transfers are hereby approved by a majority of all members of the SCIDpda Board and signed by me in open session in authentication of their approval on this _____ day of _____ 2023.

Treasurer

Chair

SCID Check Summary

Property=bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalib,bhres,childpar,cidpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,design17,design18,design19,design21,diageo,dva,ethbc,hinghay,idvs1com,idvs2com,idvs2con,idvs2lp,lothill,loumural,ncntcom,ncntres,nchotel,ncmanagr,ncmaster,pdcmmty,pdadev,pdamaint,pdaopacc,scid AND mm/yy=03/2023-03/2023 AND All Checks=Yes

		Check	Total	
Check#	Vendor	Date	Check	Notes
bhcommop - General Checking				
2075	subsol - Submeter Solutions Inc.	3/1/2023	120.00	Water/Sewer
2076	holllk - Holmes LLK Inc.	3/2/2023	110.25	Maintenance - Other Vendors
2077	wesext - Western Exterminator Company	3/2/2023	160.08	Pest Control
2078	bushqali - SCIDpda Bush Hotel QALICB LLC	3/9/2023	39,083.33	Rent
2079	repser - Republic Services	3/9/2023	664.28	Garbage/Waste Removal
2080	verwir - Verizon Wireless	3/9/2023	18.62	Telecomm
2081	welfar - Wells Fargo	3/9/2023	8.60	Telecomm
2082	pdamaint - SCIDpda Maintenance Dept	3/16/2023	5,319.25	WOs
2083	cedgro - Cedar Grove Organics Recycling	3/16/2023	55.40	Garbage/Waste Removal
2084	wasman - Waste Management of Seattle	3/16/2023	416.57	Garbage/Waste Removal
2085	cenlin - CenturyLink	3/23/2023	71.20	Telecomm
2086	hdsupp - HD Supply Facilities Maintenance, LTD	3/23/2023	314.56	Supplies
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	3/9/2023	12,317.35	Condo Billing
Total bhcommop - General Checking			58,659.49	
bhcondop - General Checking				
1862	citsea - City of Seattle	3/2/2023	475.20	BIA Tax
1863	seacitli - Seattle City Light	3/2/2023	2,884.01	Electricity
1864	citseacu - City of Seattle-Combined Utilities	3/2/2023	6,418.09	Garbage/Waste Removal & Water/Sewer
1865	pugsou - Puget Sound Energy	3/9/2023	4,338.01	Natural Gas
1866	ipfscorp - IPFS Corporation	3/16/2023	5,199.41	Insurance
1867	seadptra - Seattle Dept of Transportation	3/16/2023	520.10	Licenses/Permits
1868	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	3/16/2023	4,607.07	HVAC/Boiler Maint - Contract
1869	finnei - Finney Neill & Co. P.S.	3/23/2023	475.00	Audit Fees
1870	citseacu - City of Seattle-Combined Utilities	3/30/2023	6,527.29	Garbage/Waste Removal & Water/Sewer
1871	seacitli - Seattle City Light	3/30/2023	2,605.64	Electricity
Total bhcondop - General Checking			34,049.82	
bhqalop - General Checking				
ACH	thecomm - The Commerce Bank of WA	3/31/2023	5,100.00	Loan Payment - Monthly
Total bhqalop - General Checking			5,100.00	
bhresope - General Checking				
1485	busimp - Seattle Economic Development Fund	3/2/2023	1,604.68	Loan Payment - Monthly
1486	seacitli - Seattle City Light	3/2/2023	888.67	Electricity
1487	seacitli - Seattle City Light	3/2/2023	31.76	Electricity
1488	wesext - Western Exterminator Company	3/2/2023	324.41	Pest Control
1489	scidpda - SCIDpda	3/9/2023	17,113.85	ID Billing
1490	t0005527 - Yuan	3/9/2023	0.00	Void - Wrong Address
1491	verwir - Verizon Wireless	3/9/2023	160.74	Telecomm
1492	welfar - Wells Fargo	3/9/2023	0.00	Void - Wrong Amount
1493	welfar - Wells Fargo	3/9/2023	413.83	Telecomm, Small Tools/Equipment & Access Control Systems
1494	citseacu - City of Seattle-Combined Utilities	3/16/2023	136.26	Water/Sewer
1495	seacitli - Seattle City Light	3/16/2023	233.22	Electricity
1496	seacitli - Seattle City Light	3/16/2023	491.39	Electricity
1497	t0002125 - Liu	3/16/2023	504.00	Move Out Refund
1498	cenlin - CenturyLink	3/23/2023	71.20	Telecomm
1499	hdsupp - HD Supply Facilities Maintenance, LTD	3/23/2023	96.41	Supplies
1500	lowes - Lowe's	3/23/2023	263.56	Supplies
1501	wesext - Western Exterminator Company	3/23/2023	324.41	Pest Control
1502	pdamaint - SCIDpda Maintenance Dept	3/23/2023	17,824.00	WOs
1503	seacitli - Seattle City Light	3/30/2023	755.98	Electricity
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	3/9/2023	12,761.99	Condo Billing

		Check	Total	
Check#	Vendor	Date	Check	Notes
ACH	thecomm - The Commerce Bank of WA	3/31/2023	4,064.00	Loan Payment - Monthly
Total bhresope - General Checking			58,064.36	
cidpdao3 - General Checking				
ACH	welfar - Wells Fargo	3/3/2023	5.00	Bank Fees
Total cidpdao3 - General Checking			5.00	
dvaop - General Checking				
4087	cenlin - CenturyLink	3/2/2023	470.15	Telecomm
4088	guasec - Guardian Security Systems, Inc	3/2/2023	76.07	Access Control Systems
4089	seacitli - Seattle City Light	3/2/2023	8.89	Electricity
4090	wesext - Western Exterminator Company	3/2/2023	324.41	Pest Control
4091	depcom - Dept of Commerce	3/9/2023	14,423.00	Loan Payment - Quarterly
4092	idvs2lib - IDVS2 Library/Parking	3/9/2023	17,750.00	Loan Payment - Monthly
4093	pdamaint - SCIDpda Maintenance Dept	3/9/2023	55.00	WOs
4094	pugsou - Puget Sound Energy	3/9/2023	5,823.59	Natural Gas
4095	scidpda - SCIDpda	3/9/2023	14,425.87	ID Billing
4096	verwir - Verizon Wireless	3/9/2023	117.22	Telecomm
4097	welfar - Wells Fargo	3/9/2023	102.77	Telecomm & Small Tools/Equipment
4098	pdamaint - SCIDpda Maintenance Dept	3/16/2023	7,859.56	WOs
4099	guasec - Guardian Security Systems, Inc	3/16/2023	115.77	Access Control Systems
4100	sou gla - Southeast Glass, Inc	3/16/2023	766.24	Maintenance - Other Vendors
4101	t0001926 - Lo / King Chan	3/16/2023	932.00	Move Out Refund
4102	wavbro - WAVE	3/16/2023	96.55	Telecomm
4103	cenlin - CenturyLink	3/23/2023	470.15	Telecomm
4104	lowes - Lowe's	3/23/2023	2,178.48	UTO Carpet/Flooring/Window Coverings
4105	shewil - Sherwin-Williams Co.	3/23/2023	664.97	Supplies
4106	watsec - Watson Security	3/23/2023	50.24	Locks/Keys
4107	hdsupp - HD Supply Facilities Maintenance, LTD	3/30/2023	59.56	Office Supplies/Equipment
4108	wesext - Western Exterminator Company	3/30/2023	324.41	Pest Control
ACH	idvs2con - IDVS2 Condo Association	3/23/2023	10,000.00	Condo Billing Prepayment
ACH	idvs2con - IDVS2 Condo Association	3/16/2023	22,541.62	Condo Billing
Total dvaop - General Checking			99,636.52	
hingop2 - General Checking				
ACH	paypal - PayPal	3/4/2023	256.18	Bank Fees
Total hingop2 - General Checking			256.18	
idvs2op4 - General Checking				
738	wesext - Western Exterminator Company	3/2/2023	129.76	Pest Control
739	repser - Republic Services	3/9/2023	3,144.16	Garbage/Waste Removal
740	verwir - Verizon Wireless	3/9/2023	3.87	Telecomm
741	welfar - Wells Fargo	3/9/2023	58.94	Telecomm & Small Tools/Equipment
742	pdamaint - SCIDpda Maintenance Dept	3/16/2023	1,458.00	WOs
743	idvs2con - IDVS2 Condo Association	3/16/2023	2,506.54	Condo Billing
744	wasman - Waste Management of Seattle	3/16/2023	3,153.31	Garbage/Waste Removal
745	wesext - Western Exterminator Company	3/30/2023	129.76	Pest Control
ACH	herban - Heritage Bank	3/20/2023	5,006.80	Loan Payment - Monthly
Total idvs2op4 - General Checking			15,591.14	
lotconst - Construction Account				
115	beecon - B.E.E. Consulting, LLC	3/23/2023	1,220.00	Development Project - North Lot Housing Draw 3
116	busrhi - Bush, Roed & Hitchings, Inc.	3/23/2023	965.00	Development Project - North Lot Housing Draw 3
117	citseatr - City of Seattle	3/23/2023	4,032.06	Development Project - North Lot Housing Draw 3
118	falass - Falkin Associates, Inc.	3/23/2023	150.00	Development Project - North Lot Housing Draw 3
119	gtgcon - GTG Consultants Inc.	3/23/2023	3,800.00	Development Project - North Lot Housing Draw 3
120	kraass - Krazan & Associates, Inc.	3/23/2023	1,930.00	Development Project - North Lot Housing Draw 3
121	pangeo - PanGEO, Inc.	3/23/2023	3,867.24	Development Project - North Lot Housing Draw 3

		Check	Total	
Check#	Vendor	Date	Check	Notes
122	scidpda - SCIDpda	3/23/2023	124,047.21	Development Project - North Lot Housing Draw 3
123	seadptra - Seattle Dept of Transportation	3/23/2023	0.00	Void - Duplicate Payment
124	sigsur - Signature Surveying & Mapping, PLLC	3/23/2023	10,121.35	Development Project - North Lot Housing Draw 3
125	webtho - Weber Thompson	3/23/2023	59,436.87	Development Project - North Lot Housing Draw 3
ACH	jpmcha - JPMorgan Chase Bank, N.A.	3/1/2023	3,723.58	Development Project - North Lot Housing Draw 3
ACH	marcon - Marpac Construction LLC	3/2/2023	2,024,620.58	Development Project - North Lot Housing Draw 3
ACH	marcon - Marpac Construction LLC	3/24/2023	1,398,024.17	Development Project - North Lot Housing Draw 3
Total lotconst - Construction Account			3,635,938.06	
nccomop2 - General Checking				
1187	seacitli - Seattle City Light	3/2/2023	556.65	Electricity
1188	wesext - Western Exterminator Company	3/2/2023	252.14	Pest Control
1189	scidpda - SCIDpda	3/9/2023	1,762.25	ID Billing
1190	seacitli - Seattle City Light	3/9/2023	14.98	Electricity
1191	verwir - Verizon Wireless	3/9/2023	13.09	Telecomm
1192	welfar - Wells Fargo	3/9/2023	12.90	Telecomm
1193	wesext - Western Exterminator Company	3/9/2023	129.76	Pest Control
1194	pdamaint - SCIDpda Maintenance Dept	3/16/2023	2,772.50	WOs
1195	ipfscorp - IPFS Corporation	3/16/2023	1,415.18	Insurance
1196	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	3/16/2023	738.58	HVAC/Boiler Maint - Contract
1197	wasman - Waste Management of Seattle	3/16/2023	128.00	Garbage/Waste Removal
1198	citseacu - City of Seattle-Combined Utilities	3/23/2023	2,774.85	Water/Sewer
1199	newcenth - New Central Hotel LLC	3/23/2023	20,350.00	Rent
1200	wavbro - WAVE	3/23/2023	157.70	Telecomm
1201	seacitli - Seattle City Light	3/30/2023	528.66	Electricity
1202	wesext - Western Exterminator Company	3/30/2023	129.76	Pest Control
Total nccomop2 - General Checking			31,737.00	
nchotop - General Checking				
303	easwes - East-West Investment Co.	3/16/2023	5,262.53	Ground Lease Expense
ACH	welfar - Wells Fargo	3/10/2023	17,368.30	Loan Payment - Monthly
Total nchotop - General Checking			22,630.83	
ncresop - General Checking				
1387	cenlin - CenturyLink	3/2/2023	139.01	Telecomm
1388	hdsupp - HD Supply Facilities Maintenance, LTD	3/2/2023	184.86	Supplies & Small Tools/Equipment
1389	seacitli - Seattle City Light	3/2/2023	5,515.79	Electricity
1390	wesext - Western Exterminator Company	3/2/2023	324.41	Pest Control
1391	junbgo - Junk B Gone LLC	3/9/2023	342.50	Maintenance
1392	newcenth - New Central Hotel LLC	3/9/2023	16,650.00	Rent
1393	pacclam - Pacific Lamp & Supply Company	3/9/2023	654.55	Supplies
1394	scidpda - SCIDpda	3/9/2023	7,855.89	ID Billing
1395	verwir - Verizon Wireless	3/9/2023	98.18	Telecomm
1396	welfar - Wells Fargo	3/9/2023	188.84	Telecomm & Small Tools/Equipment
1397	ipfscorp - IPFS Corporation	3/16/2023	1,228.04	Insurance
1398	pugsou - Puget Sound Energy	3/16/2023	481.26	Natural Gas
1399	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	3/16/2023	918.07	HVAC/Boiler Maint - Contract
1400	citseacu - City of Seattle-Combined Utilities	3/23/2023	2,445.26	Garbage/Waste Removal & Water/Sewer
1401	finnei - Finney Neill & Co. P.S.	3/23/2023	5,650.00	Audit Fees
1402	wavbro - WAVE	3/23/2023	138.04	Telecomm
1403	cenlin - CenturyLink	3/30/2023	139.01	Telecomm
1404	seacitli - Seattle City Light	3/30/2023	4,922.10	Electricity
1405	wesext - Western Exterminator Company	3/30/2023	576.55	Pest Control
Total ncresop - General Checking			48,452.36	
pdaopacc - General Checking				
3695	kaifou - of Washington Options Inc	3/1/2023	28,114.81	Payroll Benefits - Medical
3696	visser - Vision Service Plan	3/1/2023	345.79	Payroll Benefits - Vision

		Check	Total	
Check#	Vendor	Date	Check	Notes
3697	wasden - Delta Dental of Washington	3/1/2023	2,412.05	Payroll Benefits - Dental
3698	bushcomm - SCIDpda Bush Hotel Commercial	3/2/2023	7,281.70	Rent
3699	dimsum - Dim Sum King	3/2/2023	1,090.00	Community Outreach
3700	fenliy - Liyan Feng	3/2/2023	65.70	Staff Appreciation & Travel - Local
3701	hohose - Zhi Yen, Inc.	3/2/2023	1,120.00	Community Outreach
3702	newcentc - SCIDPDA New Central Commercial, Inc	3/2/2023	1,450.91	Rent
3703	percoi - Perkins Coie LLP	3/2/2023	5,414.50	Legal - Other - Spic 'n Span
3704	pergla - Perkins Glass & Mirror Co., Inc.	3/2/2023	1,380.77	Program Expenses
3705	pitbowes - Pitney Bowes Inc	3/2/2023	129.52	Postage Supplies
3706	seacitli - Seattle City Light	3/2/2023	161.46	Electricity
3707	tonkia - Ton Kiang Barbeque Noodle House	3/2/2023	1,120.00	Community Outreach
3708	alfgro - The Alford Group Inc.	3/9/2023	8,230.00	Professional Fees/Consulting - Co-ED Training
3709	hartfo - The Hartford	3/9/2023	1,004.07	Payroll Benefits - Life Insurance
3710	houdep - Housing Development Consortium	3/9/2023	1,249.98	Community Outreach
3711	idvs2lib - IDVS2 Library/Parking	3/9/2023	160.00	Employee Parking Benefits
3712	louhot - Louisa Hotel Master Tenant LLC	3/9/2023	315.00	Employee Parking Benefits
3713	newstares - New Star Restaurant	3/9/2023	1,140.00	Community Outreach
3714	pbseng - PBS Engineering and Environmental Inc.	3/9/2023	2,167.50	Professional Fees/Consulting
3715	seacitli - Seattle City Light	3/9/2023	150.50	Telecomm
3716	verwir - Verizon Wireless	3/9/2023	564.63	Telecomm
3717	wavbro - WAVE	3/9/2023	98.48	Telecomm
3718	welfar - Wells Fargo	3/9/2023	114.47	Training/Education & Office Supplies/Equipment
3719	welfar - Wells Fargo	3/9/2023	2,329.13	Development Project - 13th&Fir, Program Expenses & Office Supplies/Equipment
3720	welfar - Wells Fargo	3/9/2023	16,923.91	Computer Software/Hardware/Licenses, Job Listings & Community Outreach
3721	cenlin - CenturyLink	3/16/2023	151.77	Telecomm
3722	dimsum - Dim Sum King	3/16/2023	1,140.00	Community Outreach
3723	edgdev - EDGE DEVELOPERS LLC	3/16/2023	3,225.00	Professional Fees/Consulting
3724	houdep - Housing Development Consortium	3/16/2023	1,000.00	Community Outreach
3725	ipfscorp - IPFS Corporation	3/16/2023	601.92	Insurance
3726	iromou - Iron Mountain	3/16/2023	240.45	Office Supplies/Equipment
3727	leallc - LeaseCrunch LLC	3/16/2023	1,200.00	Computer Software
3728	ricusa - Ricoh USA, Inc	3/16/2023	204.06	Copier Lease/Maintenance
3729	ricusa - Ricoh USA, Inc	3/16/2023	343.22	Copier Lease/Maintenance
3730	ricusa - Ricoh USA, Inc	3/16/2023	328.33	Copier Lease/Maintenance
3731	ricusa - Ricoh USA, Inc	3/16/2023	411.02	Copier Lease/Maintenance
3732	ricusa - Ricoh USA, Inc	3/16/2023	343.22	Copier Lease/Maintenance
3733	ricusa - Ricoh USA, Inc	3/16/2023	328.33	Copier Lease/Maintenance
3734	welfar - Wells Fargo	3/16/2023	5,647.94	Development Project - 13th&Fir, Program Expenses & Staff Appreciation
3735	welfar - Wells Fargo	3/16/2023	617.28	Office Supplies/Equipment & ComputerSoftware/Hardware/Licenses
3736	lowes - Lowe's	3/23/2023	99.17	Development Project - 13th&Fir
3737	pbseng - PBS Engineering and Environmental Inc.	3/23/2023	340.00	Professional Fees/Consulting
3738	percoi - Perkins Coie LLP	3/23/2023	1,844.50	Legal - Other - Spic 'n Span
3739	pergla - Perkins Glass & Mirror Co., Inc.	3/23/2023	4,698.90	Program Expenses
3740	tonkia - Ton Kiang Barbeque Noodle House	3/23/2023	1,160.00	Community Outreach
3741	wesext - Western Exterminator Company	3/23/2023	127.89	Pest Control
3745	finnei - Finney Neill & Co. P.S.	3/23/2023	6,875.00	Audit Fees
3746	bresha - Shanti Breznau Consulting, LLC	3/30/2023	5,756.25	Program - Professional Fees/Consulting
3747	net2ph - Net2Phone Inc.	3/30/2023	672.50	Telecomm
3748	ricoh - Ricoh USA, Inc	3/30/2023	101.79	Copier Lease/Maintenance
3749	ricoh - Ricoh USA, Inc	3/30/2023	23.15	Copier Lease/Maintenance
3750	seacitli - Seattle City Light	3/30/2023	133.89	Electricity
ACH	welfar - Wells Fargo	3/13/2023	25.23	Bank Fees
ACH	pdamaint - SCIDpda Maintenance Dept	3/14/2023	2,058.75	WOs
ACH	navben - Navia Benefit Solutions	3/24/2023	174.25	Employee Benefits Payable
Subtotal pdaopacc - General Checking			124,408.69	
ACH	Paylocity	3/9/2023	87,340.66	Payroll
ACH	Paylocity	3/23/2023	90,195.47	Payroll
Subtotal pdaopacc - General Checking - Payroll			177,536.13	

		Check	Total		
Check#	Vendor	Date	Check	Notes	
Total pdaopacc - General Checking			301,944.82		
pdaopre3 - LGIP					
ACH	locgov - Local Government Investment Pool	3/31/2023	7.26	Bank Fees	
Total pdaopre3 - LGIP			7.26		
vs1op - General Checking					
1073	citsea - City of Seattle	3/2/2023	632.02	BIA Tax	
1074	cenlin - CenturyLink	3/9/2023	81.00	Telecomm	
1075	pugsou - Puget Sound Energy	3/9/2023	6,205.90	Natural Gas	
1076	repser - Republic Services	3/9/2023	3,105.40	Garbage/Waste Removal	
1077	scidpda - SCIDpda	3/9/2023	8,367.78	ID Billing	
1078	seacitli - Seattle City Light	3/9/2023	18,347.21	Electricity	
1079	verwir - Verizon Wireless	3/9/2023	56.48	Telecomm	
1080	welfar - Wells Fargo	3/9/2023	769.89	Supplies	
1081	pdamaint - SCIDpda Maintenance Dept	3/16/2023	1,316.50	WOs	
1082	citseacu - City of Seattle-Combined Utilities	3/16/2023	9,904.78	Water/Sewer	
1083	ipfscorp - IPFS Corporation	3/16/2023	3,821.14	Insurance	
1084	wasman - Waste Management of Seattle	3/16/2023	2,753.93	Garbage/Waste Removal	
1085	welfar - Wells Fargo	3/16/2023	8.37	Postage	
1086	lowes - Lowe's	3/23/2023	45.10	Supplies	
1087	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	3/23/2023	12,499.04	HVAC/Boiler Maint - Contract	
ACH	herban - Heritage Bank	3/23/2023	15.00	Bank Fees	
Total vs1op - General Checking			67,929.54		
vs2conop - General Checking					
416	cenlin - CenturyLink	3/9/2023	67.45	Telecomm	
417	pdamaint - SCIDpda Maintenance Dept	3/16/2023	265.00	WOs	
418	ipfscorp - IPFS Corporation	3/16/2023	6,764.61	Insurance	
419	seacitli - Seattle City Light	3/16/2023	408.79	Electricity	
420	seacitli - Seattle City Light	3/16/2023	3,363.44	Electricity	
421	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	3/16/2023	3,583.72	HVAC/Boiler Maint - Contract	
422	citseacu - City of Seattle-Combined Utilities	3/23/2023	17,375.60	Garbage/Waste Removal & Water/Sewer	
423	finnei - Finney Neill & Co. P.S.	3/23/2023	475.00	Audit Fees	
Total vs2conop - General Checking			32,303.61		
vs2lpop - General Checking					
599	cenlin - CenturyLink	3/2/2023	285.93	Telecomm	
600	guasec - Guardian Security Systems, Inc	3/2/2023	228.22	Access Control Systems	
601	usbank - US Bank/TFM/97298300/Mainyua Yang	3/9/2023	14,690.63	Loan Payment - Monthly	
602	verwir - Verizon Wireless	3/9/2023	29.91	Telecomm	
603	welfar - Wells Fargo	3/9/2023	20.62	Telecomm	
604	pdamaint - SCIDpda Maintenance Dept	3/16/2023	1,257.75	WOs	
605	idvs2con - IDVS2 Condo Association	3/16/2023	2,911.97	Condo Billing	
606	citseafa - City of Seattle FAS	3/16/2023	119.93	Licenses/Permits	
607	welfar - Wells Fargo	3/16/2023	16.50	Postage	
608	scidpda - SCIDpda	3/23/2023	10,360.36	2022 Incentive	
609	watsec - Watson Security	3/23/2023	50.70	Locks/Keys	
610	cenlin - CenturyLink	3/30/2023	286.05	Telecomm	
Total vs2lpop - General Checking			30,258.57		
			4,442,564.56		

SCIDpda Investment Report									
Jan. 1, 2023 - Mar. 31, 2023									
Account	Institution	Description	Beginning Balance	Investment Activity		Interest and Dividends	Fees	Ending Balance	Interest Rate
				Deposits	Withdrawals				
5710	1st Security Bank	Money Market	\$ 1,007,346.62		\$ (1,007,698.31)	\$ 351.69		\$ (0.00)	0.75%
6862	Coastal Community Bank	Money Market	\$ -	\$ 1,000,000.00		\$ 4,259.01		\$ 1,004,259.01	2.25%
1124	Commerce Bank	Money Market	\$ 1,178.31	\$ 8,688.31	\$ (250.00)	\$ 22.62		\$ 9,639.24	2.25%
	Heritage	11 mo CD exp 11/1/23	\$ 69,767.30			\$ 341.49		\$ 70,108.79	1.98%
	Wells Fargo	9 mo CD exp 9/15/23	\$ 250,000.00					\$ 250,000.00	4.75%
	Wells Fargo	9 mo CD exp 10/4/23	\$ 250,000.00					\$ 250,000.00	4.55%
	Wells Fargo	15 mo CD exp 3/15/24	\$ 250,000.00					\$ 250,000.00	4.95%
	Wells Fargo	18 mo CD exp 6/24/24	\$ 250,000.00					\$ 250,000.00	4.65%
	Wells Fargo	18 mo CD exp 7/11/24	\$ 250,000.00					\$ 250,000.00	4.65%
	Wells Fargo	2 yr CD exp 12/23/24	\$ 250,000.00					\$ 250,000.00	4.70%
2034	WA State Dept of Treasury	LGIP	\$ 1,467,865.04		\$ (200,000.00)	\$ 14,851.19	\$ (22.54)	\$ 1,282,693.69	4.59%
Total			\$ 4,046,157.27	\$ 1,008,688.31	\$ (1,207,948.31)	\$ 19,826.00	\$ (22.54)	\$ 3,866,700.73	
QTR GROWTH								\$ (179,456.54)	

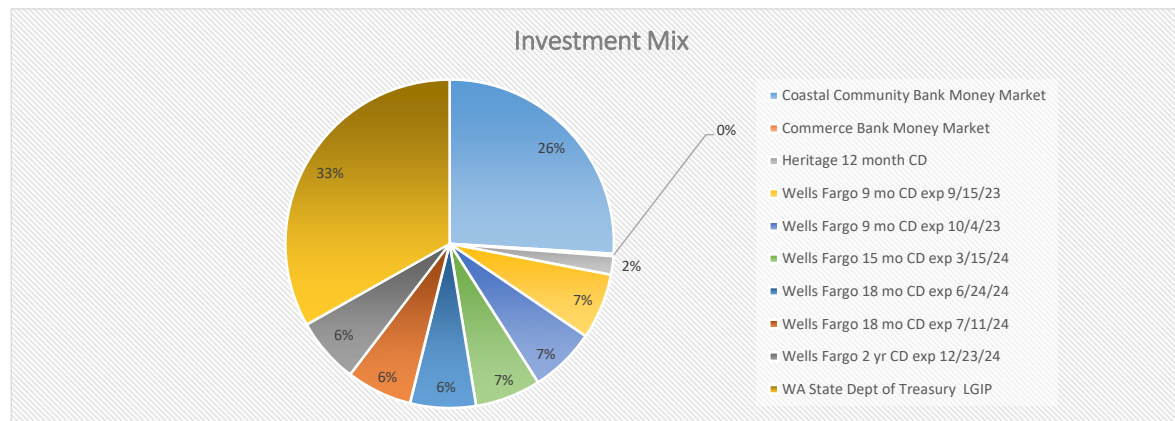
eff. 2/2/23 from 2.00%

Avg. - rate varies by day

Jan. 1, 2023 - Mar. 31, 2023									
Account	Institution	Description	Beginning Balance	Investment Activity		Interest and Dividends	Fees	Ending Balance	Interest Rate
				Deposits	Withdrawals				
5710	1st Security Bank	Money Market	\$ 1,007,346.62		\$ (1,007,698.31)	\$ 351.69		\$ 0.00	0.75%
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1124	Commerce Bank	Money Market	\$ 1,178.31	\$ 8,688.31	\$ (250.00)	\$ 22.62		\$ 9,639.24	2.25%
2168	Heritage	12 month CD	\$ 69,767.30			\$ 341.49		\$ 70,108.79	0.26%
	Wells Fargo	9 mo CD exp 9/15/23	\$ 250,000.00					\$ 250,000.00	4.75%
	Wells Fargo	9 mo CD exp 10/4/23	\$ 250,000.00					\$ 250,000.00	4.55%
	Wells Fargo	15 mo CD exp 3/15/24	\$ 250,000.00					\$ 250,000.00	4.95%
	Wells Fargo	18 mo CD exp 6/24/24	\$ 250,000.00					\$ 250,000.00	4.65%
	Wells Fargo	18 mo CD exp 7/11/24	\$ 250,000.00					\$ 250,000.00	4.65%
	Wells Fargo	2 yr CD exp 12/23/24	\$ 250,000.00					\$ 250,000.00	4.70%
2034	WA State Dept of Treasury	LGIP	\$ 1,467,865.04		\$ (200,000.00)	\$ 14,851.19	\$ (22.54)	\$ 1,282,693.69	4.59%
Total			\$ 4,046,157.27	\$ 1,008,688.31	\$ (1,207,948.31)	\$ 19,826.00	\$ (22.54)	\$ 3,866,700.73	
YTD GROWTH								\$ (179,456.54)	

eff. 2/2/23 from 2.00%

Avg. - rate varies by day





SCIDpda Dashboard - Commercial Q1 2023

Highlights

Collection rates for Q1 were at 82% for PDA properties. Occupancy is at 89% for PDA properties, 100% for Louisa and 66% for Jackson.

Staff are continuing to meet with with ICHS Executive Staff for the renewal of the main clinic lease and alignment of all ICHS leases. Meetings will occur regularly until an agreement is reached (expected by June 2023).

Major strides were made in addressing large AR balances at IDVS2. Crawfish King completely zeroed out its balance in March. Gourmet Noodle Bowl made a substantial payment with \$11k remaining.

Balances remain for the tenants listed below, with actionable steps for resolution presented in more detail to the Finance Committee.

Several renewals and new lease signing occurred in Q1 including the following:

- New Central 101 - Massage Parlor Outreach Project (new lease, 3yrs)
- New Central 102 - Flower Flower (new lease, 1 yr)
- New Central 608 - Mam's Books (new lease, 3 yrs)
- Jackson - Cindy's Salon (renewal 2 yrs)

A management agreement and plan was submitted to the owners of the Jackson/Higo Building (commercial spaces only). The proposal includes

		Occupancy			Economic			
		Days Vacant	Units Vacant (as of EOM)	% of Total SF Occupied	Collection Rate	AR >60 Days	*Adjusted AR Total	Tenants with >60 Days Balance
SCIDpda	Bush Hotel	879	2	93%	105%	\$0	\$2,356	1
	IDVS 1	-	-	100%	64%	\$2,362	\$225,292	1
	IDVS 2, Library, CC	31	1	90%	147%	\$51,474	\$63,547	4
	New Central	3,854	5	81%	72%	\$0	\$1,486	-
	PDA Summary	4,733	8	89%	82%	\$53,836	\$292,681	6
Managed	Louisa	-	-	100%	94%	\$96,740	\$136,352	5
	Jackson	1,400	1	66%	30%	\$1,573	\$13,188	1



SCIDpda Dashboard - Affordable Q1 2023

Highlights

Occupancy remains at 97% for PDA properties. Several vacancies in March are on track to be filled in April. Collection rate for PDA properties in Q1 is 100%.

13th & Fir construction is on track. Final TCO date will be settled in mid-April.

13th & Fir pre-leasing is going really well. There are over 200 completed applications into our system. Kudos to Senior Housing Manager Marc Le and Compliance Manager Christine Connelly for their hard work.

Building Manager for 13th & Fir has been hired and will start on 4/17. His name is Rodney Lewis and he has experience managing tax credit properties and dealing with behavioral health challenges.

Operations staff met with the City Attorney's Office (liasion between SPD & MO) to discuss SCIDpda's specific public safety challenges.

		Occupancy			Economic				
		# Units Vacant (as of Mar 31)	Days Vacant	Occupied %	Lost Rent Opportunity	Q1 Collection Rate (%)	AR \$ > 60 days	* Adjusted AR Total	# of Residents >60 Days
SCIDpda	Bush	4	180	96%	\$4,919	99%	\$10,566	\$15,764	2
	DVA	1	102	98%	\$4,791	101%	\$0	\$0	5
	New Central	0	0	100%	\$0	100%	\$0	\$64	0
	PDA Summary	5	282	97%	\$9,710	100%	\$10,566	\$15,828	7
Managed									
	Louisa	4	284	95%	\$43,404	94%	\$37,822	\$66,764	15
	Jackson	1	31	94%	\$1,239	98%	\$54	\$7,464	0



SCIDpda Dashboard - Development Q1 2023

SCIDpda Yesler Project Stats

✓ 156 units, 92 units at 30% AMI, remaining 64 at 60% AMI
 ✓ 8,400 SF childcare facility operated by Denise Louie Education Center
 ✓ 2,500 SF retail space
 ✓ Construction began May 2021
 ✓ Expected completion May 2023

SCIDpda North Lot Project Stats

✓ 160 units, 112 units at 50% AMI, remaining 48 at 60% AMI
 ✓ 25,000 SF facility once again under negotiations with ICHS
 ✓ 10,000 SF childcare facility operated by El Centro de la Raza
 ✓ Closed October 2022
 ✓ Expected completion Q2 2024

Yesler Highlights

- City Council voted to approve an additional \$3.5M to the project.
- CHIP funds have been secured by OH; strategizing with investor as to how they come into the project. Aiming to close on CHIP funds by end of May.
- Compressed timeline to lease up property - need to lease up 95% of units by September 2023 in order to convert perm loan by December 2023.
- Ecology NFA (property specific) will be delayed, beyond conversion due to neighboring site completing additional injections.

North Lot Highlights

- Currently negotiating a PSA with ICHS/AiPACE for the 25,000 SF ground floor facility.

Real Estate Development				as of 3/31/23			
Yesler				North Lot			
Total Spending				Total Spending			
Project % Complete	93%			Project % Complete	16%		
Total Budget % Spent	74%			Total Budget % Spent	19%		
Contingency % Spent	95%			Contingency % Spent	0%		
Schedule				Schedule			
Original CO Date	01/16/23			Original CO Date	08/24/24		
Current CO Date	05/05/23			Current CO Date	08/24/24		
Difference*	109			Difference*	0		

* positive is behind schedule; negative is ahead of schedule



SCIDpda Dashboard - Fundraising Q1 2023

Increase the net amount earned for the 2023 SIDpda Annual Fundraiser by 5% over the prior year.

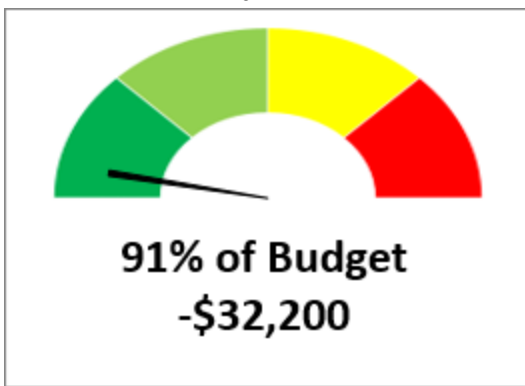
Fundraising		as of	04/07/2023
		by	12/31/2023
		Goal	\$179,300
		Committed	\$18,500
		Achieved	10%

SCIDpda Dashboard – Payroll Q1 2023

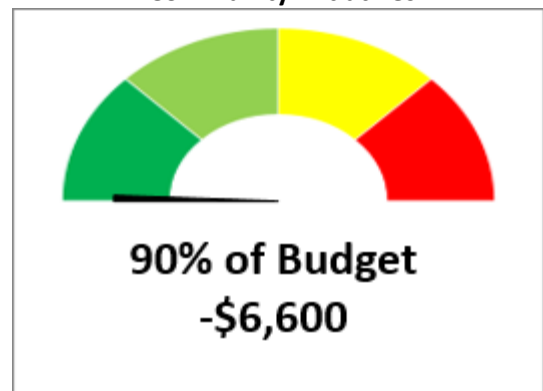
Payroll through March was **90% favorable to budget or \$93k for the organization as a whole.**

- Admin's favorability to budget is 91% or \$32k from the two-week delay in granting raises that was due to the delay of the budget approval to mid-January, as well as the delay in hiring both an Accountant and Communications Coordinator for 3 months, and the RE coordinator (1 mo).
- Community Initiatives' variance to budget is unfavorable at 90% or \$6.6k due to the two-week delay in granting raises, and delay in hiring the small business manager (1 mo).
- Property Management's favorable variance is 88% or \$51.5k, again due to the two-week delay in granting raises, as well as the delay in hiring 13th & Fir Building Manager and Sr Tech (2 mo), and Operations Director (1 mo).
- Properties variance to budget is favorable at 96% of budget or \$2.7k for the January delay in raises.

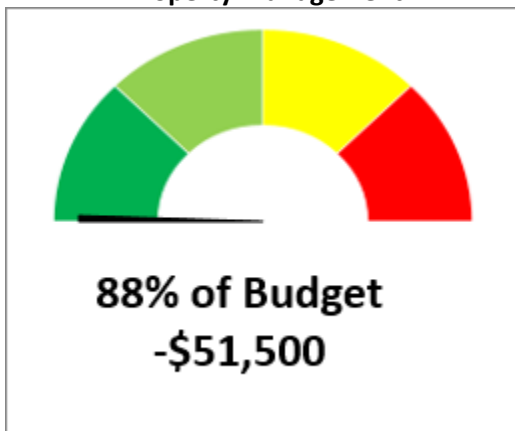
Admin



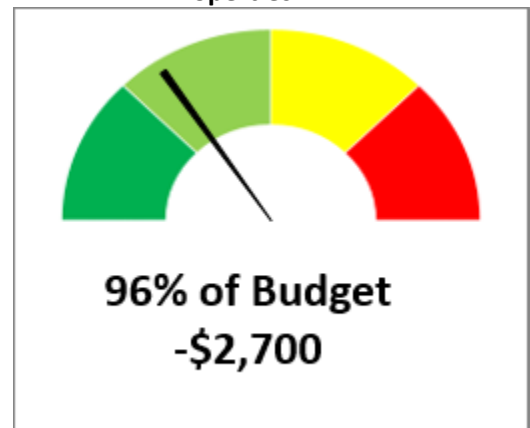
Community Initiatives



Property Management



Properties



Concurrence Requests:

Staff are required to seek concurrence for items that:

- the consideration exchanged or received by the SCIDpda exceeds \$10,000, or
- the performance by the SCIDpda extends over a one year period.

April 2023 Items

Administration

Co-ED Coaching Contract - Jared and Jamie Lead

In consultation with board members (Cindy Ju and Mindy Au), the Co-ED's have hired Anh Vo (via the Alford Group). The contract began on 2/21/23 and will run through the end of 2023. This contract includes coaching for each ED individually in addition to coaching as a team. There are weekly coaching sessions, 360 interviews, and strengths assessments included as well. The contract is \$82,300.

Property Operations – Commercial Leases – Jared Jonson Lead

New Central Hotel 608 (former Tuesday Scarves) – Mam's Books (Bookstore, retail & Community Space) signing a 3-year lease at the following rates (+NNN), with one, 5-year renewal option.

- Month 1 through 8, the minimum monthly rent will be \$0.00 + NNN
- Month 9 through 12, the minimum monthly rent will be \$514.50 + NNN
- Month 13 through 24, the minimum monthly rent will be \$1029.00 + NNN
- Monthly 25 through 36, the minimum monthly rent will be \$1060 + NNN

Community Initiatives

CID Visioning Process – Department of Neighborhoods- Jamie Lee lead

SCIDpda has taken over as the fiscal sponsorship and administrative oversight for the CID Visioning process. The contract is \$623,266. This coalition has been meeting for several years – this year's goals are to develop an implementation plan related to the visioning process. SCIDpda will be managing the contract with Headwater People, which is facilitating this process as well as manage and disburse direct expenses related to the project. SCIDpda will be earning an administration fee of \$46,666. The contract expires on December 31, 2023.

CID Visioning Process – Headwater People – Jamie Lee lead

SCIDpda has contracted with Headwater People to carry out facilitation of the CID Visioning process as laid out above. The contract is \$144,000 and will expire on December 31, 2023.

Only In Seattle – Seattle Office of Economic Development – An Huynh lead

SCIDpda has received grant funding from the Office of Economic Development to continue our work with CID small businesses. The funds support staff salaries and benefits, funding for a business development consultant, database systems consultant, and funding for explore additional lighting improvements. The contract is \$140,000 and will expire December 31, 2023.